

Timothy a brown



98 Mill Green

Congleton, Cheshire CW12 1JG

£139,000

- MODERN TWO BEDROOM SECOND FLOOR APARTMENT
- LOUNGE/DINER WITH JULIETTE BALCONY
- MODERN KITCHEN & BATHROOM
- MASTER BEDROOM WITH EN SUITE
- SECURE UNDERCROFT DESIGNATED PARKING
- CLOSE TO CONGLETON TOWN CENTRE & AWARD WINNING PARK

FOR SALE BY PRIVATE TREATY (Subject to contract)

A MODERN TWO BEDROOM SECOND FLOOR APARTMENT WITHIN THE POPULAR MILL GREEN DEVELOPMENT. WALKING DISTANCE OF TOWN CENTRE AND AWARD WINNING PARK.

Reception hall, spacious lounge with balcony, fitted kitchen, master bedroom with en suite, further bedroom and bathroom. Designated secure undercroft parking. LIFT AND STAIRWELL TO ALL FLOORS. A lovely private flat, extremely ECONOMICAL to run, with full central heating and double glazing.

Location wise, it's superb, sitting close to the banks of the River Dane, literally within "a stones throw" of the town centre, shops, bars and restaurants. The "award winning" Congleton Park is found at the end of Mill Green, which is a majestic place, with kids play areas, playing fields and the eclectic Bar/Restaurant "Stock at The Pavilion", which offers a mix of the casual and quirky, vintage and modern.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Intercom handset. Cupboard housing central heating boiler.

LOUNGE/DINER 20' 0" x 10' 5" (6.09m x 3.17m): Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). French doors to balcony.

KITCHEN 10' 5" x 7' 8" (3.17m x 2.34m): Low voltage downlighters inset. Range of beech effect fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in stainless steel four ring electric hob with matching double oven and grill with extractor canopy over. Integrated fridge and freezer, dishwasher and washing machine. 13 Amp power points. Mosaic tiles to splashbacks.

BEDROOM 1 FRONT 16' 8" x 8' 6" (5.08m x 2.59m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Built in double wardrobe.

EN SUITE 8' 6" x 5' 1" (2.59m x 1.55m): Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin and double sized shower cubicle housing mains fed shower. Wall mounted centrally heated towel radiator. Shaver point. Half tiled walls.

BEDROOM 2 FRONT 13' 2" x 6' 8" (4.01m x 2.03m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 10' 9" x 5' 5" (3.27m x 1.65m): Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Wall mounted centrally heated towel radiator. Matt finished tiled to half height. Shaver point.

Outside : Secure undercroft designated parking.

SERVICES : Electricity, water and drainage are connected (although not tested).

TENURE : Leasehold 999 years from 1st January 2005, with 983 years remaining. Ground rent £136. Service Charge £148.81 per month.



VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: From our offices proceed along West Street, turn right into Antrobus Street then left into Mill Street. Upon reaching the roundabout take the first exit, after passing over the bridge, turn immediately right into the Mill Green Development.

5/24/22, 10:06 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
98 MILL GREEN CONGLETON CW12 1JG	Energy rating C
	Valid until: 9 June 2031 Certificate number: 0360-2871-9060-2909-0675

Property type	Mid-floor flat
Total floor area	70 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

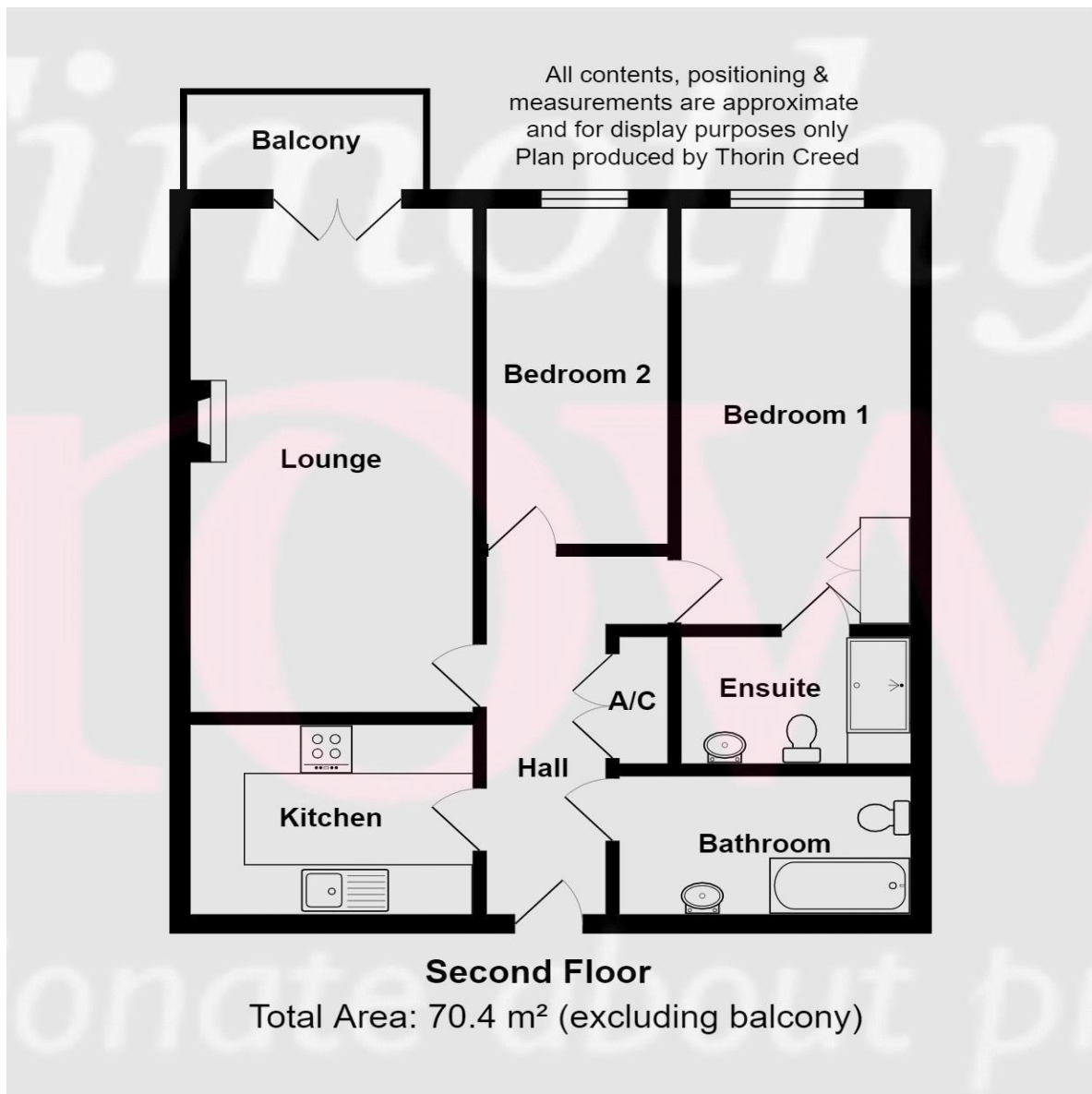
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2871-9060-2909-0675/printout>

1/4





Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown

www.timothyabrown.co.uk